

City of Sandusky Housing Appeals Board  
June 29, 2021  
Meeting Minutes

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**The Chairman called the meeting to order at 4:00 p.m.**

The following members were present: Frank Valli, Dana Gamblin, Gary Guendelsberger, Sharon Johnson, Allison Will

City staff present: Stephen Rucker- Housing Manager, Ron Snyder- Code Compliance Inspector, and Kelly Kromer- Clerk

Stephen Rucker introduced himself as the new Housing Manager/Fire Marshall.

Mr. Kraisner asked if Mr. Rucker investigated the fire at 520 E. Jefferson. Mr. Rucker said he did not.

Mr. Rucker stated that he is going to forgo reading the PowerPoint word for word as all of the members have received the paperwork in the packets.

Audience members sworn in by Kelly Kromer

**Approval of minutes from the previous meeting:**

April 27, 2021. No comments. Ms. Johnson moved to approve the minutes; Ms. Gamblin seconded the motion, which carried unanimously.

**Old Business:** None

**New Business: 21-06 Charles Kraisner is appealing the demolition of 520 E. Jefferson St., Sandusky, Ohio 44870. Parcel Number 56-00555.000**

Mr. Kraisner explained the fire was September 12, 2019 and Brad link was the inspector and stated that the house needed to be condemned. He said that the cause of the fire was because of the fridge cord. He said it was contaminated and you couldn't breathe in there so he let it air out. Mr. Kraisner said by not boarding up the windows it offended someone. He said that someone got a search warrant to go in and on the door he has his name and number but no one called him. He is not sure why the search warrant was obtained. He stated that he works alone and this summer he stated he was working on it. He said that he is capable of doing the work and was not aware that he needed a contractor.

Mr. Kraisner said that someone complained to the City that something fell off his roof and damaged their car and a police report was made.

Mr. Guendelsberger asked if there is a joint driveway. Mr. Kraisner stated yes it is joint. Mr. Guendelsberger stated than the gentleman would be able to park there. Mr. Guendelsberger asked if he has a written fire report from the fire investigator. Mr. Kraisner stated no. Mr. Guendelsberger stated that it would be helpful to have.

Mr. Kraisner said he got a letter from the City.

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Ms. Gamblin asked if there are pictures of this home as she didn't receive any. Ms. Kromer explained that it was in the last packet they receive and the meeting was canceled. Ms. Johnson stated that she left it at home. She also asked where the presentation was at. Mr. Rucker stated that he decided to forgo reading the PowerPoint since they already received the PowerPoint. Ms. Gamblin stated that she wants the City's take on the case. Mr. Rucker stated that his take on this case at this point would be hearsay as this started before he became the housing manager. Ms. Kromer stated that the packet in this situation would be the best information because the packet was created before Amanda McClain left and while Angie was still the inspector. Ms. Kromer stated that both of them have since left the Code Compliance Office. Ms. Johnson asked why the inspector was not there. Mr. Rucker stated that she no longer works for our department.

Mr. Kraisner stated that he has pictures of what it looks like today. Ms. Kromer placed the pictures on the record. Ms. Gamblin asked what the percentage was and Mr. Rucker stated that he believes it was 56%. Ms. Johnson asked if they can get the pages numbered next time.

Ms. Will asked how long the house was left open. He stated it was until Angela told him not to. He said that it was at least 6 months. Ms. Gamblin asked what has been done to the house since the fire. Mr. Kraisner said that he brought the pictures of what it looks like now.

Ms. Kromer place upon the record that Mr. Kraisner provided an estimate from PMK Properties and Construction LLC in the amount of \$37,500.00. He also provided a letter of credit from Civista Bank stating that Mr. Kraisner has his accounts there and has 100,000.00+ in his accounts.

Ms. Johnson asked to have copies before the meeting of the paperwork provided by the appellant. Ms. Kromer stated that it's not in the letter to have the paperwork before the meeting. Ms. Johnson wants to have information before the meeting. Ms. Kromer explained to her that this is his evidence he is bringing to the meeting for his case.

Mr. Kraisner stated that the first thing he did in April was call Scott Thom and Steve Brown to have an inspection. He said he then got ahold of Angela and she said she was going on vacation. He stated that Scott Thom came to inspect and said that he doesn't see why he can't fix it. Ms. Johnson asked if he looked at the contract. Mr. Kraisner stated that he hasn't spoken to him since the inspection. He stated that Angela told him that he shouldn't have met with Scott Thom.

Ms. Johnson asked what all has been done to this point. Mrs. Kraisner stated that it's been gutted and took out 5 dumpsters of debris. They will be remodeling the interior. He stated that no one has communicated with him since Brad. He stated that he paid for the board up in January.

Ms. Will said that what she can tell from 18 months that nothing had taken place. Mr. Kraisner said that is not correct as he was working inside the house.

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Ms. Gamblin asked when the contractor came into the situation. The contractor said he was there 3 weeks ago to put a plan together and it was structurally sound. He stated that the basement is dry and the foundation is solid. Ms. Gamblin asked if someone contacted the City inspector to have them come out to show what they see. Further discussion back and forth was made regarding the 56%.

Mr. Kraisner stated that Scott Thom told him that the structure was fine and that there were a lot of City officials that were there that didn't want their names mentioned. He said the City Planner was there inspecting the building. He stated that he is asking for help to get the house done. He said that's why he has the contract from the contractor. Mr. Guendelsberger asked if he went to Code Compliance. Mr. Kraisner stated that he went to Kelly. Ms. Kromer stated that he was in fact in contact with Angie. He stated that he is following all of the instructions.

Ms. Will stated that she goes by the reports and the inspectors word and it's been over 20 months. Ms. Johnson stated that the contract is not a contract. She stated that the air conditioning and plumbing will take most of the cost. Mr. Kraisner stated that there is no air conditioning and the plumbing is intact. The contractor stated that they are not gutting the whole house. Ms. Johnson stated that nothing is itemized. The contractor said he has done this dozens of time and doesn't spell out everything. He added that Mr. Kraisner will be purchasing his own fixtures. Ms. Johnson stated that a kitchen for \$37,500.00 is a cheap kitchen.

The contractor stated you can do a bathroom for \$5000.00 or you could do a bathroom for \$20,000.00. He added that you can do a kitchen for \$8000.00 or you can do a kitchen for \$80,000.00. Ms. Johnson asked if the owner is going to rent the house out or live in it. Mr. Kraisner said he will not rent it out. He wants to have it be a livable house.

Mr. Guendelsberger stated that he would be comfortable giving an extra 30 days. He stated that the board needs to have some professional update on the amount of damage that was initially reported and the person that would do that is George Poulos. Mr. Guendelsberger ask Mr. Kraisner if he would be okay with Mr. Poulos coming back to inspect. Mr. Kraisner stated yes.

Ms. Gamblin said that a search warrant was obtained because it was considered a public nuisance and someone called and the police came out. Mr. Kraisner stated that the neighbor is a public nuisance.

Ms. Guendelsberger stated that he wants Code Enforcement to make contact with Mr. Poulos and a time arranged for him to go back in and inspect the property and determine whether or not the bubble has moved off the 58% which it was in March based on the March report. Mr. Poulos will compile another report and bring it to the next meeting and at the same time he wants it known that Scott Thom be at the meeting as well to clear up his end of the problem. Mr. Kraisner asked if he can get a letter from Scott Thom and Steve Brown to say that the plumbing is sound. Mr. Rucker stated that Steve Brown no longer works for the City. Ms.

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Gamblin stated that the housing manager will get what the board needs. Ms. Gamblin added to it as far as the contractor he needs a more detailed contract of everything that he is doing.

Ms. Johnson said she's looking at pictures with the getting off and the roof in bad condition. Mr. Kraisner stated that the pictures are in the binder of it all completed. Ms. Gamblin said it will all be checked again by Code Compliance. Ms. Johnson asked Ms. Kromer if this qualifies for a variance. Ms. Kromer said yes and added that it would not be ordered demolished if it is under the 50% and a new inspection and percentage has been asked for so once it's under the 50% range it would not fall in the demolition category is her understanding. Ms. Kromer stated that the variance that you're giving is giving them more time which is what Mr. Guendelsberger explained. Giving them more time to bring in the other information and to have it re-inspected by George. Ms. Will said that if it were still above the 50% they could potentially ask that at the next meeting they could give more time to get things done.

Ms. Johnson said that the cost is what is concerning her as it seems low and he is "just going to sell it". Ms. Gamblin said that is why they are getting the information that the need. Ms. Fanning said that the whole house didn't burn and that's where the confusion is coming from.

Further back and forth conversation was had.

Mr. Kraisner said that Scott Thom told him that it would take \$35,000.00 to get the house back to code. Ms. Gamblin said that is all hearsay. Ms. Johnson asked Ms. Fanning if she was part owner of the house. Ms. Fanning said everything they own is in both names and she's not sure if Jefferson was put into her name also. Ms. Johnson asked if they were husband and wife. Mr. Kraisner said no. Ms. Fanning said close enough 42 years. and that she is his girlfriend.

Mr. Guendelsberger asked Mr. Kovach if he was a register contractor with the City of Sandusky. Mr. Kovach responded yes.

Mr. Guendelsberger stated that he thinks having Mr. Poulos going back through the house and conduct a secondary evaluation based on whatever repairs Mr. Kraisner has made on the exterior and interior of the entire structure to compare how the house exist today verses house the house looked at the time the report was written in March of 2021 and compile a report and report back to the board. He requested that Mr. Poulos was at the next meeting. Ms. Kromer stated that she will arrange that Mr. Poulos be at the meeting. Mr. Rucker said he will make sure that Scott Thom is at the next meeting. Mr. Guendelsberger added so there is no more confusion on who Mr. Kraisner should be communicating with it's with Steve Rucker the Housing Manager. Mr. Rucker said he will make sure that they have his information before they leave.

Ms. Johnson said they apologize that they are in transition. Mr. Kraisner stated that Kelly has been the most helpful of anyone and she works in the office. Ms. Fanning said Kelly as the executive assistant usually know more than everyone else.

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Mr. Rucker said he will be at the meeting with the reevaluation of the percentage. Ms. Kromer said that the inspector will also be there.

Mr. Guendelsberger said that the meeting will occur at a mutually agreed time so there won't be any need to acquire a search warrant.

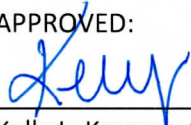
Ms. Johnson asked how many properties Mr. Kraisner owns. He responded with more than 5.

Mr. Guendelsberger made a motion for a period of 30 days to make arrangements with the Building Official George Poulos to meet with the owner at an appropriate time and include the Housing Manager Steve Rucker to do a follow up inspection of the entire structure and come up with the damage estimate and report back to the next meeting. Ms. Gamblin seconded the motion. Motion Passes.

Next meeting July 27, 2021

**There was no further business before the Board. A motion was made by Mr. Guendelsberger and seconded by Ms. Gamblin; the board voted unanimously to adjourn the meeting at 4:52pm**

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman